



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB
REGISTRAR, BARDEZ
MAPUSA - GOA



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule3 (3) Of the Goa Payment of Duty by e-challan Payment Facility
Rules

STAMP DUTY OF ₹ 3605000.00
(RUPEES THIRTY SIX LAKHS FIVE THOUSAND ONLY)

PAID VIDE E-RECEIPT NO's.

- 1) 202200597759 DATED: 17/07/2022
- 2) 202200597758 DATED 18/07/2022

IN THE GOVERNMENT TREASURY.



SERIAL NO :- 2022-BRZ-3835

DATED :- 25th August 2022

Shri. Suraj R. Vernekar

SHRI. SURAJ R. VERNEKAR
CIVIL REGISTRAR CUM SUB REGISTRAR, BARDEZ,
MAPUSA-GOA

SUB-REGISTRAR
BARDEZ

 Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/2131		202200597759 Echallan No. 202200597759
e-Receipt		
Department	10 - NOTARY SERVICES	Echallan Date 17/07/2022 17:52:35
Name and Address of Party:	Binoy 9821048495 Mumbai	
Service:	Stamp Duty	Amount
	Stamp Duty	₹ 1,10,50,000.00
	Total Amount:	₹ 1,10,50,000.00
	(Rs. Eleven Lakh Five Thousand Only)	
Department Data:	20220000025243 NOTAR 20220000025243 NOTARY	
Bank ref No:	111616952621	
Status:	Success	
Payment Date:	17/07/2022 19:04:49	
Payment Gateway:	SBI-EPAY	

 Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/2131		202200597758 Echallan No. 202200597758
e-Receipt		
Department	10 - NOTARY SERVICES	Echallan Date 17/07/2022 17:51:45
Name and Address of Party:	Binoy 9821048495 Mumbai	
Service:	Stamp Duty	Amount
	Stamp Duty	₹ 2,50,00,000.00
	Total Amount:	₹ 2,50,00,000.00
	(Rs. Twenty Five Lakh Only)	
Department Data:	20220000025243 NOTAR 20220000025243 NOTARY	
Bank ref No:	111616954868	
Status:	Success	
Payment Date:	18/07/2022 07:50:55	
Payment Gateway:	SBI-EPAY	



Cor. No. 2022-BR2-3835

25/08/2022

DEED OF SALE

This DEED OF SALE is made and entered into on this 24th day of August, 2022 at Mapusa, Taluka and Sub-District of Bardez, North Goa District, State of Goa.

For SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD.

DIRECTOR

For A K Realm LLP

Designated Partner

For A K Realm LLP

Designated Partner

BETWEEN

SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD., a Company incorporated under the Companies Act 1956 under Registration No. U55101MH2010PTC201563 registered before the Registrar of Company, Mumbai, having its office at 409/410, Agarwal B2B Centre, Above Silver Oaks Restaurant, Kanchpada, Malad (West), Mumbai - 400064, having PAN card No. [REDACTED], email-sunspaces@yahoo.com and duly represented herein by its director **MR. SANKET PRAKASH SHETH**, son of Mr. PRAKASH C. SHETH, age 41 years, married, business, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], resident of Mumbai, duly authorized vide Resolution passed at the Meeting of the Board of Directors held on 28/04/2022, hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators, nominees, legal representatives and assigns) OF THE FIRST PART

AND

AK REALM LLP., a Limited Liability Partnership constituted under the Limited Liability Partnerships Act, 2011 bearing Reg. No. AAG-5024 having its Registered Office at A/703, Raj Classic CHS Ltd, Off Yari Road, Versova Panchmarg Road, Andheri (W), Mumbai, Mumbai City, Maharashtra - 400061 holder of PAN Card No. [REDACTED] and herein represented by its Designated Partners (1) **MR. BINOY SHAILESH SHAH**, son of Shailesh Shah, 53 years, Indian resident, married, Businessman, PAN Card No. [REDACTED], holding Aadhar Card No. [REDACTED] resident of 703, Raj Classic, A Wing, Panchmarg

For SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD.



DIRECTOR

For A K Realm LLP

Designated Partner

For A K Realm LLP

Designated Partner



Road, Versova, Andheri (West), Mumbai, Maharashtra – 400061; and;
(2) MRS. HIMANI BINOY SHAH, daughter of Harilal Harakhchand Shah, 52 years, Indian Business, PAN Card No. [REDACTED], holding Aadhar Card No. [REDACTED], resident of 703/4, Raj Classic, A Wing, Panchmarg, Versova, Andheri (West), Mumbai, Maharashtra – 400061 duly authorized vide Resolution held on 28/04/2022, hereinafter referred to as “THE PURCHASER” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, successors, administrators, and permitted assigns) **OF THE SECOND PART.**

WHEREAS there exist immovable properties namely:-

The First property known as “**AMBIRNA**” or “**CORLECHEM BATTA**” situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the State of Goa, wholly described in the Land Registration Office of Bardez, under no. 7043 at Folio 360 of B new 18 and enrolled in the Taluka Revenue Office under Matriz Nos. 413, 415, 432 and 434 of the second circumscription of Socorro and presently surveyed under Survey no. 405/11 totally admeasuring an area of 3350 sq. mts., and is bounded as under:

East: By Road;

West: By property surveyed under survey No. 405/10 A;

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North: By property surveyed under No. 405/7 and by the property surveyed under survey No. 405/8

South: By property surveyed under survey No. 405 /12

(This property is hereinafter referred to as **said first property** and more particularly described in Schedule I herein under)

The **Second property** known as “**AMBIRNA**” or “**CORLECHEM BATTA**” situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the state of Goa, wholly described in the Land Registration Office of Bardez, under no. 7043 at Folio 360 of B new 18 and enrolled in the Taluka Revenue Office under Matriz Nos. 413, 415,432 and 434 of the second circumscription of Socorro and presently surveyed under Survey no. 405/10 totally admeasuring an area of 10,300 sq. mts., and is bounded as under:

East: property surveyed under survey No. 405/10A;

West: By property surveyed under survey No. 405/9;

North: By property surveyed under No. 405/7 and the property surveyed under survey No. 405/7

South: By property surveyed under survey No. 405/13 and property surveyed under survey No. 405/14

(This property is hereinafter referred to as **said second property** and more particularly described in Schedule II herein under)

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The **Third property** known as “**AMBIRNA**” or “**BATULEM**” situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the state of Goa, wholly described in the Land Registration Office of Bardez, under no. 22929 at folio 81 of B 59 (new) and enrolled in the Taluka Revenue Office Matríz No. 400 of the second circumscription of Socorro and presently surveyed under Survey No. 405/10 A totally admeasuring an area of 3925 sq. mts., and is bounded as under:

East: partly by property surveyed No. 405/11 and 405/12;

West: By property surveyed under survey No. 405/10;

North: By property surveyed under No. 405/7;

South: By property surveyed under survey No. 405/14.

(This property is hereinafter referred to as **said third property** and more particularly described in Schedule III herein under)

AND WHEREAS the said first property known as “**AMBIRNA**” or “**CORLECHEM BATTA**” bearing survey no. 405/11 admeasuring an area of 3350 sq. mtrs. and said second property known also as “**AMBIRNA**” or “**CORLECHEM BATTA**” bearing survey no. 405/10 admeasuring an area of 10,300 sq. mts., originally belonged to Esmeralda Rodrigues.

AND WHEREAS upon the death of said Esmeralda Rodrigues, her legal heirs which includes her daughter Josephina Francisca Fernandes and her son Manuel Remedios Vas married to Mrs. Leopaldina



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Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Mrs. Leopaldina Luisa Arcanjela Fernandes executed Deed of Notarial Justification and Partition dated 31/10/1963.

AND WHEREAS vide said Deed of Notarial Justification and Partition registered before Notarial office of Judicial Division of Bardez, the said **first property** and said **second property** was allotted to Manuel Remedios Vas and his wife Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Leopaldina Luisa Arcanjela Fernandes.

AND WHEREAS upon the death of Manuel Remedios Vas a Deed of Succession was drawn at page 12 V of Book No. 773 of the Notary Ex-Officio of Bardez dated 17/05/1994, Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Mrs. Leopaldina Luisa Arcanjela Fernandes and three children namely; Esmeralda Vaz alias Esmeralda Lobo married to Damiao Francisco Lobo, Mr. Xavier Francisco Sales Vas married to Mrs. Senen Vas and Mr. Filomena Querobino Vaz married to Bebiana Vaz were declared as the legal heirs of Manuel Remedios Vaz.

AND WHEREAS said Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Mrs. Leopaldina Luisa Arcanjela Fernandes and her son/daughter/son-in-law namely; Esmeralda Vaz alias Esmeralda Lobo married to Damiao Francisco Lobo, Xavier Francisco Sales Vas married to Senen Vas and Filomena Querobino Vas married to Bebiana Vas executed Deed of Partition before Sub-Registrar of Bardez at Mapusa registered under no. 1920 of Book No. Volume No 423 dated



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18/09/1986, the said first property was divided into two plots i.e. Plot A and B. Wherein Plot denominated as 'A' totally admeasuring 1675 sq. mts., carved out of the said first property was allotted to Mr. Filomeno Querobino Vas alias Filomeno Querobino Vaz and his wife Mrs. Bebiana Preciosa Godinho e Vas alias Bebiana Preciosa Godinho e Vaz and Plot denominated as 'B' totally admeasuring an area of 1675 sq. mts. of the said first property allotted to Mr. Xavier Francisco Sales Vas alias Xavier Francisco Sales Vaz and his wife Mrs. Senen Vas alias Senen Vaz and that Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Mrs. Leopaldina Luisa Arcanjela Fernandes has kept usufruct right in the said first property.

AND WHEREAS vide Deed of Sale and Conveyance dated 12/06/2007 registered under No. 3050 at pages 1 to 30 Book No. I, Volume No. 2165 dated 15/06/2007, in the office of Sub-Registrar Bardez at Mapusa, Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Mrs. Leopaldina Luisa Arcanjela Fernandes, Mr. Xavier Francisco Sales Vas alias Xavier Francisco Sales Vaz and his wife Mrs. Senen Vas alias Senen Vaz and Mr. Filomeno Querobino Vas alias Filomeno Querobino Vaz and his wife Mrs. Bebiana Preciosa Godinho e Vas alias Bebiana Preciosa Godinho e Vaz sold said first property to RAOJEE CONSTRUCTIONS represented by its proprietor Shri. Raojee S. Rane.

AND WHEREAS similarly vide same Deed of Partition registered under no. 1920 of Book No. I, Vol. No. 423 dated 18/09/1996, in the office of Sub-Registrar Bardez, one half undivided share/right in the said second property was allotted to Mr. Xavier Francisco Sales Vas alias Xavier Francisco Sales Vaz and his wife Mrs. Senen Vas alias Senen Vaz

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and other half undivided share allotted to Mr. Filomeno Querobino Vas alias Filomeno Querobino Vaz and his wife Mrs. Bebiana Preciosa Godinho e Vas alias Bebiana Preciosa Godinho e Vaz and that Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Leopaldina Luisa Arcanjela Fernandes kept usufruct right in the said second property bearing survey no. 405/10 tottally admeasuring an area of 10,300 sq. mts., situated in the village of Socorro, Bardez, Goa.

AND WHEREAS the said Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Leopaldina Luisa Arcanjela Fernandes vide Deed of Releases has released her usufruct rights over the said property and agree to sell the said second property to RAOJEE CONSTRUCTIONS.

AND WHEREAS vide Deed of Sale and Conveyance dated 12/06/2007 registered under no. 3049 at pages 284 to 317 Book No. I, Volume No. 2164 dated 15/06/2007 in the office of Sub-Registrar Bardez, Mrs. Leopaldina Fernandes e Vas alias Leopaldina Fernandes alias Leopaldina Vaz alias Leopaldina Arcangela D'Souza alias Leopaldina Luisa Arcanjela Fernandes, Mr. Xavier Francisco Sales Vas alias Xavier Francisco Sales Vaz and his wife Mrs. Senen Vas alias Senen Vaz, Mr. Filomeno Querobino Vas alias Filomeno Querobino Vaz and his wife Mrs. Bebiana Preciosa Godinho e Vas alias Bebiana Preciosa Godinho e Vaz sold said second property to RAOJEE CONSTRUCTIONS.

AND WHEREAS the said third property known as "AMBIRNA" or "BATULEM" belonged to Mrs. Maria Escolastica Da Costa also known as Escolastica Da Costa having purchased 1/3rd part of the whole

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property described under No. 22929 in the Judicial Public auction held on 20/01/1965 in the Civil Court at Mapusa in proceedings of Summary execution No. 1/59.

AND WHEREAS upon the death of Tefilo Francisco Ismeal Caetano Do Rosario Braganca the husband of Mrs. Maria Escolastica Da Costa also known as Escolastica Da Costa, Deed of Succession was drawn and registered before Sub-Registrar of Bardez at Mapusa registered on Book no. 815 folio 74 dated 02/01/2007, wherein one Mrs. Maria Escolastica Da Costa also known as Escolastica Da Costa and her daughter Antonieta Braganca are qualified as sole and universal heirs of the Tefilo Francisco Ismeal Caetano Do Rosario Braganca.

AND WHEREAS vide Deed of Sale and Conveyance dated 18/06/2007, registered under no. 3167 at pages 60 to 79 Book No. 1, Vol. No. 2175 on 22/06/2007, in the office of Sub-Registrar Bardez, said Mrs. Maria Escolastica Da Costa also known as Escolastica Da Costa and her daughter Antonieta Braganca sold said third property to RAOJEE CONSTRUCTIONS.

AND WHEREAS the said RAOJEE CONSTRUCTIONS represented by its proprietor Shri Raojee Rane thus acquired all the above mentioned three properties (hereinafter referred to as "**SAID PROPERTIES**") for and on behalf of the Trinity Consortium Development Pvt. Ltd., and entire consideration paid by the Raojee Constructions to the above named owners under the aforesaid Deeds of Conveyance, has been provided by the Trinity Consortium Development Pvt. Ltd., and the Raojee Constructions agreed to sell, transfer and assign the SAID PROPERTIES to the Trinity Consortium Development Pvt. Ltd.

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AND WHEREAS vide Deed of Conveyance dated 15/10/2010, registered under No. BRZ-BK1-03812-2010 Book-1 Document CD Number BRZD88 on 15/10/2010, in the office of Sub-Registrar Bardez, Raojee Constructions along with the confirming party Trinity Consortium Development Pvt. Ltd., sold **"SAID PROPERTIES"** to Sun Hospitality and Service Apartments Pvt. Ltd. M/s. Sun Hospitality and Service Apartments Pvt. Ltd have been represented by his duly constituted Power of Attorney, Mr. Nirmal R. Pandya by virtue of Power of Attorney dated 19/12/2011 executed before the Notary Deepak K. Malkani at Mumbai.

AND WHEREAS the VENDOR Sun Hospitality and Service Apartments Pvt. Ltd. post execution and registration of the above mentioned Deed of Conveyance dated 15/10/2010 has acquired exclusive ownership rights on the said immovable properties, totally admeasuring an area of 17,575 square meters and accordingly got its name mutated in survey records. Presently its name is figuring in the Occupants columns of Form I and XIV pertaining to property bearing Survey No. 405/10 against Mutation entry Number 37900, property bearing Survey No. 405/10A against Mutation entry number 37901 and property bearing Survey No. 405/11 against Mutation entry number 37902 as described in Schedule I, II and III.

AND WHEREAS under the said Deed of Conveyance dated 15/10/2010, registered under No. BRZ-BK1-03812-2010 Book-1 Document CD Number BRZD88 on 15/10/2010, in the office of Sub-Registrar Bardez, Mr. Raojee Rane as Vendor therein agreed to sell the SAID PROPERTY as described in the Schedule-I, for valid consideration.

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AND WHEREAS by Vide Memorandum of Understanding dated 8th January 2011., the said M/S. Sun Hospitality and Service Apartments Pvt. Ltd had to allot 3870 square feet saleable area in as per Annexure A of the said MOU and 8629 square feet saleable area as per Annexure B of the said MOU to Raojee Rane, proprietor of Raojee Construction. As per Memorandum of Understanding dated 8th January 2011 M/S. Sun Hospitality and Service Apartments Pvt. Ltd. allotted to the said Mr. Raojee Rane the Villas bearing No. 35 and 36 admeasuring sale area 1935 each aggregating to 3870 square feet and subsequently by the letter dated 24/12/2014 from Raojee Rane, M/S. Sun Hospitality and Service Apartment Pvt. Ltd. has allotted Villa no.6 having admeasuring (saleable area) built up area 292 square meters/3143 square feet to Mr. Raojee Rane in lieu of earlier allotment made under the Memorandum of understanding dated 08/01/2011 as mentioned in Annexure B of the said MOU. Hence total allotted sale area to Mr. Raojee Rane so far is 7013 square feet and now the balance area to be allotted to Mr. Raojee Rane by M/S. Sun Hospitality and Service Apartments Pvt. Ltd. is 5486 square feet saleable area in Phase 2 in the plot admeasuring an area of 6010 sqmtrs. The Vendor represent to the Purchaser that in view of the above, Raojee Rane has not claim or interest in the Phase I.

AND WHEREAS at the time of seeking approval of property of the survey No.405/10, all the approvals and permissions for construction were sought for the area 5158 square meters out of the total area of 10300 square meters and the remaining area of 5142 sq. mtrs in survey No 405/10 was shown as natural cover zone.

AND WHEREAS at the time of seeking approval of property of the survey No.405/10-A, all the approvals and permissions for construction were sought for the area 3057 square meters out of the total area of 3925

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square meters and the remaining area of 868 square meters in survey No 405/10-A was shown as land under Natural Cover zone.

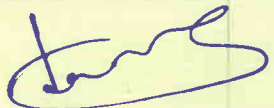
AND WHEREAS total plot area of Natural Cover is 6010 square meters situated in 405/10- A and 405/10 out of the total land area of 17575 square meters

AND WHEREAS the vendor herein intended to sell the said natural cover admeasuring an area 6010 sq. mtrs situated in 405/10 (part) and 405/10 A out of the total area of 17575 sq. mtrs. and accordingly divided the said plot (6010 square meters) into two sub plot namely Sub plot No. 'A' situated in the natural cover total admeasuring an area of 2917.82 sq. mtrs. AND Sub Plot No. 'B' situated in the said natural cover total admeasuring an area of 3092.18 sq. mtrs.

AND WHEREAS, the vendor herein has entered in agreement for sale to sell the Sub Plot No. 'B' to M/S Devi Hotels and Motels LLP admeasuring 3092.18 square meters vide agreement for sale dated 19/10/2020 executed before Adv. Arjun Wadkar, Notary, Taluka Tiswadi, State of Goa-India, bearing Registration Serial No. 13382 dated 20/10/2020, which was subsequently duly registered with the Office of the Civil Registrar-cum-Sub-Registrar of Bardez, Goa, under serial No. BRZ-1-2271-2021, recorded in Book I Document, dated 29/6/2021 (bearing Document Serial No 2021-BRZ-2333 & Receipt No : 2021-22/9/843) wherein the vendor herein has agreed to sell to M/S Devi Hotels and Motels LLP the "Sub-Plot B" admeasuring an area of 3092.18 square metres of "SUN ESCORA PHASE II" ;

AND WHEREAS in pursuance of the aforesaid Agreement of Sale dated 19/10/2020, the vendor hereinhas handed over the lawful and

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physical possession of the "Sub-Plot B" to M/S. Devi Hotels and Motels LLP and in pursuance of the said agreement for sale, the vendor hereinhas given its irrevocable consent by way of this General Irrevocable Power of Attorney dated 19/10/2020 executed before Adv. Arjun Wadkar, Notary, Taluka Tiswadi, State of Goa-India, bearing Registration Serial No. 13382 dated 20/10/2020, to facilitate M/S Devi Hotels and Motels LLP to construct and develop the "Sub-Plot B" to obtain valid permissions and licences from the statutory authorities, transfer their interests under the said Agreement and all other incidental powers in connection to the same ;

AND WHEREAS M/S. Devi Hotels and Motels LLP is now the Owner of land **Sub Plot No. 'B'** admeasuring 3092.18 square meters situated at Socorro, within the limits of Socorro Panchayat, Porvorim, North Goa.

AND WHEREAS, the vendor herein has entered in agreement for sale to sell the Sub Plot No. 'A' to M/S. Sun Realty Ventures LLP admeasuring 2917.82 square meters vide agreement for sale dated 19/10/2020 executed before Adv. Arjun Wadkar, Notary, Taluka Tiswadi, State of Goa-India, bearing Registration Serial No. 13379 dated 20/10/2020, and in pursuance of the said agreement for sale, the vendor hereinhas given its irrevocable consent by way of this General Irrevocable Power of Attorney dated 19/10/2020 executed before Adv. Arjun Wadkar, Notary, Taluka Tiswadi, State of Goa-India, bearing Registration Serial No. 13381 dated 20/10/2020, to facilitate M/S. Sun Realty Ventures LLP to construct and develop the "Sub-Plot B" to obtain valid permissions and licences from the statutory authorities, transfer their interests under the said Agreement and all other incidental powers in connection to the same ;

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AND WHEREAS M/S Sun Realty Ventures LLP is now the Owner of land **Sub Plot No. 'A'** admeasuring 2917.82 square meters situated at Socorro, within the limits of Socorro Panchayat, Porvorim, North Goa.

AND WHEREAS Out of the total land of 17575 Sq. Meters, M/S Sun Hospitality and Service Apartments Pvt Ltd is developing 11565 sqmtrs in (Phase 1) project name is Sun Escora Phase 1 (Which is the subject matter of this Deed of Sale) and the Balance land 6010 sqmtrs (Phase 2) which includes Sub Plot "A" and Sub Plot "B" is to be converted in zone S-2 is **SUN ESCORA PHASE II.**

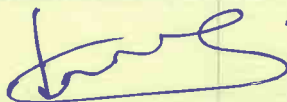
AND WHEREAS out of the total area 17,575 square meters of the said properties, only an area of 11,408 square meters was converted into non agricultural land.

AND WHEREAS the VENDOR is in the process of constructing a residential building project on the said 11408 square meters and according has obtained prior approvals and necessary construction license/permissions from the concerned department/offices. This residential Apartments/Villas project was named as **SUN ESCORA PHASE I.**

AND WHEREAS the VENDOR has obtained the following licenses and permissions for the purpose of constructing a residential building, being the Project **SUN ESCORA PHASE I:-**

- (i) Technical Clearance orders under no. TPBZ/178/SOC/12/555 dated 12/02/2012, TPBZ/174/SOC/12/553 dated 12/02/2012 and TPBZ/175/SOC/12/560 dated 13/02/2012 from Office of

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DIRECTOR

For A/K Realm LLP For A K Realm LLP



Designated Partner



Designated Partner

the Senior Town Planner, Mapusa, Goa. Enclosed herewith as
“Annexure – A”

- (ii) Conversion Sanad under No. RB/CNV/BAR/AC-I1/02/2012 dated 27/8/2012 & Sanad under No. RB/CNV/BAR/AC-1/03/2011 dated 6/9/2011 issued by Deputy Collector North Goa, Panaji for change of user of the land from agricultural to non agricultural. Enclosed herewith as “Annexure – B”
- (iii) License issued by Village Panchayat Socorro (1) under No. VP/SOC/3001/2011-2012 dated 19/3/2012 renewed on 02/05/2017 vide renewal no VP/SOC/265/2017-2018, (2) License under No. VP/SOC/1237/2012-2013 dated 17/9/2012 and renewed on 24/10/2017 vide renewal no VP/SOC/1755/2017-2018 (3) Licence under No. VP/SOC/1238/2012-2013 dated 17/9/2012 renewed on 24/10/2017 vide renewal no VP/SOC/1754/2017-2018 and further vide renewal no VP/SOC/353/2022-2023. Enclosed herewith as “Annexure – C”
- (iv) Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018. Enclosed herewith as “Annexure – D”

AND WHEREAS the VENDOR has already sold 21 villas via registered agreement for sale. The details of the sold villas are enclosed herewith as “Annexure – E”.

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AND WHEREAS the Vendor who had availed finance in respect of the said project by creating a mortgage in respect of the said property with the Bank of Baroda by virtue of Deed of Mortgage dated 19.09.2014 could not repay the loan and the loan account was declared a non performing asset. The bank had proceeded to take possession under the SARFAESI Act against the Vendor.

AND WHEREAS vide Consent Terms dated 29th April 2022 signed by the vendor herein and the Bank of Baroda and is to be filed in Original Application No. 136 of 2020 before the Debts Recovery Tribunal-II, Mumbai, between Bank of Baroda and M/s. Sun Hospitality & Service Apartments Private Limited, the Vendor herein alongwith Mr. Prakash C. Sheth, Mr. Saurabh Prakash Sheth, Mr. Sanket Prakash Sheth, Mrs. Indira Prakash Sheth, Mrs. Pankti Sanket Sheth and Mrs. Jinal Saurabh Sheth, it has been agreed that as per the One Time Settlement proposal submitted, M/s. Sun Hospitality & Service Apartments Private Limited, the Vendor herein alongwith Mr. Prakash C. Sheth, Mr. Saurabh Prakash Sheth, Mr. Sanket Prakash Sheth, Mrs. Indira Prakash Sheth, Mrs. Pankti Sanket Sheth and Mrs. Jinal Saurabh Sheth, the Defendants therein have to pay an aggregate amount of **Rs.8,01,00,000/- (Rupees Eight Crores and One Lakh only)** to the Applicant on or before 30th April, 2022 towards the full and final satisfaction of the Bank's claim in the said proceedings. It is further agreed and confirmed that in the event of the abovenamed Defendants failing to pay the said compromised amount of **Rs.8,01,00,000/- (Rupees Eight Crores and One Lakh only)** or any part thereof to the Bank on or before 30th April, 2022, all the reliefs and concession given by the Bank to the said Defendant under the subject compromise shall stand withdrawn with immediate effect and the entire amount mentioned in prayer Clause 6 (a) of the Original Application less amount paid by the said Defendants under this

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For A K Realm LLP


Designated Partner

Consent Term shall become forthwith due and payable jointly and severally by the said Defendants to the Bank. The consent terms dated 29th April 2022 is Enclosed herewith as “Annexure – F”

AND WHEREAS the Vendor has represented unto the Purchaser that the following, land parcels on which Villas as listed and Apartment Blocks as listed, are planned to be constructed as per the approved plan dated 7/6/2018, continue to remain unsold and in exclusive, peaceful possession and enjoyment of the Vendor.

The list of unsold plots on which Villas and Apartments are proposed and approved are marked and hatched on the plan as “Annexure – G”

LIST OF UNSOLD plots on which below VILLAS are proposed and approved as per Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018

Sr. No.	Villa No.	Plot Area (in Sq. Mts)
1.	2	205
2.	34	192
3.	27	191
4.	28	190
5.	29	192
TOTAL		970

LIST OF UNSOLD plots on which below APARTMENT BUILDINGS are proposed and approved by as per Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018

Sr. No.	Apartment block No.	Plot Area (in Sq. Mts)
1.	19	2066
2.	18	202
TOTAL		2268

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(hereinafter referred to as “the said unsold plots with planned (proposed/to be constructed and approved villas and buildings”)

AND WHEREAS the Vendor herein have requested the Purchaser to, on their behalf pay the Bank of Baroda, the sum of Rs.8,01,00,000/- (Rupees Eight Crores One Lakh only) and in consideration of the such payment have agreed to sell unto the Purchaser the above referred unsold plots with planned proposed/to be constructed and approved villas and buildings together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the common spaces, swimming pool, common amenities, All access roads, Footpaths, streetlights with transformers, Drainage lines, STP, Gardens, UG tank and every common amenity in the layout.

AND WHEREAS the Vendor is well seized and sufficiently entitled, seized and possessed of all that piece and parcel of the said property in its entirety with all rights, title, interests and benefits of the said property in their own name and is well and absolutely possessed of with all rights of the ownership, peaceful possession and absolute enjoyment thereof without any reference to any other person or body and/or as an undisputed owner of the said property.

AND WHEREAS the Vendor herein has represented that there are no restrictions, encumbrances or encroachments and have no dispute, litigation or conflict of interests whether existing, created or admitted at

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any time, on or with respect to the said property, of any nature whatsoever, or with anybody whosoever, or for any development, construction or building on the said property and the Vendor are not aware of or in knowledge of or put in notice of any proceeding or action or for any cause for any such proceeding or action of any nature whatsoever from any authority, body or person whether claiming from any previous owners or any family group, any cultivator, tenant, *mundcar*, caretaker etc., or any other body of persons or their constituents or otherwise.

AND WHEREAS on the basis of the above representations by the Vendor and assurances that the Vendor herein having the complete and unfettered right, title, interest, and exclusive possession of the said property and absolute authority to transfer and hand over the said unsold plots with planned villas and buildings to the Purchaser herein, together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the common spaces of layout, swimming pool, common amenities, have now approached the Purchaser with the proposal to sell the said property and the Purchaser herein do hereby accept the same.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AS UNDER:-

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1. That in pursuance of these presents and in consideration of Rs.8,01,00,000/- (Rupees Eight Crores One Lakh only) which amount after deducted an amount of Rs.8,01,000/- (Rupees Eight Lakhs One Thousand only) Tax Deducted at Source (TDS) at the rate of 1% and paid by the Purchaser to the Vendor herein in the manner stipulated in terms of **Schedule – V**, hereunder written, as the sale consideration towards the purchase of unsold plots with planned villas and buildings to the Purchaser herein, together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the common spaces, swimming pool, common amenities better described in **Schedule – IV** hereunder written, which being the fair market value of the said property, is being paid by the Purchaser to the Vendor, and the receipt whereof the Vendor does hereby admit and acknowledge as the sale consideration, and in pursuance thereof, the Vendor does hereby grant, transfer, convey and assure unto the Purchaser by way of this indenture of sale, all that unsold plots with planned villas and buildings to the Purchaser herein on as per **Schedule – IV**, together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the

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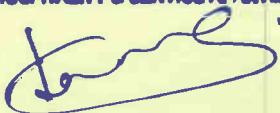
For A K Realm LLP

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common spaces of the layout, swimming pool, common amenities and shown on the plan hereto annexed and delineated in red colour on the said plan, and all its yards, structures, compound, gullies, sewers, water courses, lights, liberties, rights to the said land, hereditaments and premises or any part thereof belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever at law or in equity of the Vendor, of in and to the said land or ground TO HAVE AND TO HOLD all and singular the said land or ground and all other premises hereby granted and assured or expressed so to be with their appurtenances all which are hereinafter referred to for brevity's sake as "The said Property" UNTO AND TO THE USE of the Purchaser absolutely and forever subject to the payment of all taxes, assessments, dues and duties hereafter to become payable to the Government of Goa, or the Village Panchayat of Socorro or any other Government, Semi-Government or Public Body or Authority in respect thereof and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from under or in trust for them, made, done, omitted, executed or knowingly or willingly suffered to the contrary, now have themselves a clear, legal, marketable and good right and title and have absolute and subsisting power and authority to grant, convey, assure and confirm the said property UNTO AND TO THE USE of the Purchaser in the manner aforesaid AND THAT it shall be lawful for the Purchaser from and quietly to hold, possess and enjoy the said property hereby granted, conveyed, transferred, assured and confirmed with their appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or from or by any other



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person or persons lawfully or equitably claiming by, from, under or in trust for their AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendor or by any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by, from, under or in trust for it and FURTHER THAT the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law wheresoever for further and more perfectly and absolutely granting and assuring the said land, property or any part thereof hereto granted UNTO AND TO THE USE of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, their successors or assigns or their part thereof hereby conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

2. From today the Vendor cease to have any right, title or interest in the said Property (as per details in Schedule IV) or any part or portion thereof, and the Purchaser shall enjoy it as absolute owner thereof, without any interference from the Vendor or anyone claiming through them.
3. The Vendor hereby covenant that the said property hereby sold are free from any restriction or limitation whatsoever including any

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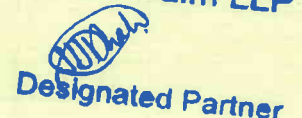
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hypothecation, encumbrance, attachment, mortgage, charge, demand or lien from whomsoever and of whatsoever nature.

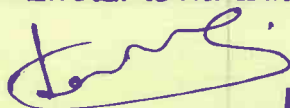
4. Based on the representations and assurances of the Vendor which form integral part of this sale, the Purchaser has verified the title of the Vendor and found the same to be valid and marketable.

5. The Vendor represent that the Vendor has made some commitments for sale of apartments as listed on the Goa RERA website and these are commitments are issued in terms of Letter of Allotment. The Vendors covenant that at the time of registration of this Deed of Sale, the Vendor will provide the Purchaser with a Letter of Cancellation of each of the allotments made. The Vendor unconditionally undertake and warrant to the Purchaser that the funds to be returned to the allottees would be the responsibility of the Vendor

6. The Vendor state that apart from the above, they have not entered into any agreement with any third party agreeing to sell the said property and that they are not subject matter of any dispute or litigation in any court of law.

7. The Vendor covenant that they have simultaneously upon execution of these presents and upon receipt of the sale consideration, delivered the vacant, lawful and peaceful possession of the said unsold plots with planned villas and buildings as per enclosed plan and Schedule IV to the Purchaser herein, together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction

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Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the common spaces, swimming pool, common amenities and shown on the plan hereto annexed to the Purchaser, and the Purchaser have taken the lawful and physical possession thereof.

8. The Vendor hereby covenants with the Purchaser as follows: –

a. That the said property described in Schedules – I, II, III and IV hereunder written are not affected by any notification or notice under the land Act or notice of acquisition or requisition or reservation from the Government, Village Panchayat of Socorro or any other public body or authorities in respect of the said property or any part thereof under any provision of law.

b. That the Vendor prior to execution hereof have not received any notice from any Authority under the Income Tax Act or Wealth Tax Act.

c. That the said property is in the exclusive possession of the Vendor and they have the absolute authority, right and power to dispose-off the same.

d. That there are no impediments or difficulties legal or otherwise to the sale of the said property or any part thereof under this Deed.

e. The Vendor have in their possession all the title documents along with entire records of rights, upto date property tax and other payments to any authority, Village Panchayat of Socorro, body including any utility



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providers in their favour and the same have been handed over to the Purchaser in terms of this sale.

9. The Vendor further agree and undertake to indemnify and keep indemnified the Purchaser against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, conjugal, consanguine, *mundcar*, cultivator rights, loss of land or structure or any part thereof due to acquisition, widening of road etc., and any other dispute in this behalf, fully and effectually in all respects and keep the Purchaser harmless and fully compensated against any such claims, demands and disputes raised by any third parties whomsoever including the litigation in the Courts of law and all costs thereto and in the event the Purchaser are deprived of the said property, house or any part thereof corresponding to the loss or damage occasioned to the Purchaser, absolutely and forever.

10. It is agreed that the proportionate maintenance costs of the common area shall be borne by the purchaser or his nominee at all times. Maintenance shall be done by the vendor or the proposed society or any other entity as decided by the vendor. As this is a layout, the vendor herein shall propose one society or any other entity as decided by the vendor herein for the entire layout and the purchaser or his nominees shall cooperate and join the proposed society or entity.

11. The Vendor does hereby tender its no-objection to the Purchaser for the purpose of undertaking mutation to add the Purchaser name in Form I & XIV and to delete the name of the Vendor therefrom with reference to the area and property described in Schedule - IV.

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12. That the Vendor hereby declare that the said property does not belong to any person/s belonging to Schedule Caste/ Schedule Tribe in terms of Notification No. RD/Land/LRC/318/77 dated 21.08.1978.
13. The fair market value of the said Property is fixed at the Rs.8,01,00,000/- and hence the prescribed Stamp Duty is paid on the present Sale Deed by the Purchaser.
14. The parties hereto had applied for NOC from the Town & Country Planning Department on 18.05.2022. The Town & Country Planning Department vide its Letter bearing Ref. No. NOC/49(6)/2376/SOC/TCP-2022/3299 dated 25.05.2022 has informed that no NOC is required to be issued by it for the present Deed of Sale.

SCHEDULE - I

The Said First Property

ALL THAT Property known as "AMBIRNA" or "CORLECHEM BATTA" situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the State of Goa, wholly described in the Land Registration Office of Bardez, under no. 7043 at Folic 360 of B new 18 and enrolled in the Taluka Revenue Office under Matriz Nos. 413, 415,432 and 434 of the second circumscription of Socorro and presently surveyed under Survey no. 405/11 totally admeasuring an area of 3350 sq. mtrs., and is bounded as under:

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East: By Road;

West: By property surveyed under survey No. 405 / 10 A;

North: By property surveyed under No. 405/7 and by the property surveyed under survey No. 405/8

South: By property surveyed under survey No. 405 / 12

SCHEDULE - II

The Said Second Property

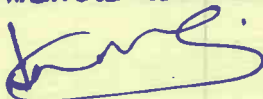
ALL THAT Property known as "AMBIRNA" or "CORLECHEM BATTA" situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the state of Goa, wholly described in the Land Registration Office of Bardez, under no. 7043 at Folio 360 of B new 18 and enrolled in the Taluka Revenue Office under Matriz Nos. 413, 415,432 and 434 of the second circumscription of Socorro and presently surveyed under Survey no. 405/10 totally admeasuring an area of 10,300 sq. mts., and is bounded as under:

East: property surveyed under survey No. 405/10A;

West: By property surveyed under survey No. 405/9;

North: By property surveyed under No. 405/7 and the property surveyed under survey No. 405 /7

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Designated Partner



South: By property surveyed under survey No. 405/13 and property surveyed under survey No. 405 / 14

(This property is hereinafter referred to as said second property)

SCHEDULE - III

The Said Third Property

ALL THAT property known as "AMBIRNA" or "BATULEM" situated in the village of Socorro, Bardez, Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North Goa, in the state of Goa, wholly described in the Land Registration Office of Bardez, under no. 22929 at folio 81 of B 59 (new) and enrolled in the Taluka Revenue Office Matriz No. 400 of the second circumscription of Socorro and presently surveyed under Survey No. 405/10 A totally admeasuring an area of 3925 sq. mts., and is bounded as under:

East: partly by property surveyed No. 405/11 and 405/12;

West: By property surveyed under survey No. 405/10;

North: By property surveyed under No. 405/7;

South: By property surveyed under survey No. 405/14.

(This property is hereinafter referred to as said third property)

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SCHEDULE – IV

The said Portion

ALL THAT Unsold plot area admeasuring 3238 square meters wherein approvals for villas and buildings has been obtained but no construction has taken place, together with proportionate undivided rights, title and interest in the said first, second and third property including the allocated FAR as depicted in the Revised plan approved by Deputy Town Planner vide Letter No. TP/3/2697/SOC/2018/2174 dated 7/6/2018 and Village Panchayat Socorro granted construction Licence under No. VP/SOC/-/1973/2018-2019 dated 2/11/2018 and further vide renewal no VP/SOC/353/2022-2023 and the irrevocable right to utilize all the common spaces, swimming pool, common amenities and All access roads, Footpaths, streetlights with transformers, Drainage lines, STP, Gardens, UG tank and every common amenity in the layout, out of the total area admeasuring 11565 square meters of the properties bearing Survey No.405/10, Survey No.405/10-A and Survey No.405/11 described in the Schedule I, II and III hereinabove mentioned (demarcated in the plan with red ink) and bounded as under:


East: By the remaining part of properties surveyed under Survey Nos. 405 Sub Div No. 10, 10A and 11;

West: By the remaining part of properties surveyed under Survey Nos. 405 Sub Div No. 10, 10A and 11

North: By the remaining part of properties surveyed under Survey Nos. 405 Sub Div No. 10, 10A and 11

South: By the remaining part of properties surveyed under Survey Nos. 405 Sub Div No. 10, 10A and 11

For SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD.



DIRECTOR

For A K Realm LLP



Designated Partner

For A K Realm LLP



Designated Partner

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PROPERTY OWNER SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD. THROUGH ITS AUTHORISED SIGNATORY MR. SANKET PRAKASH SHETH.

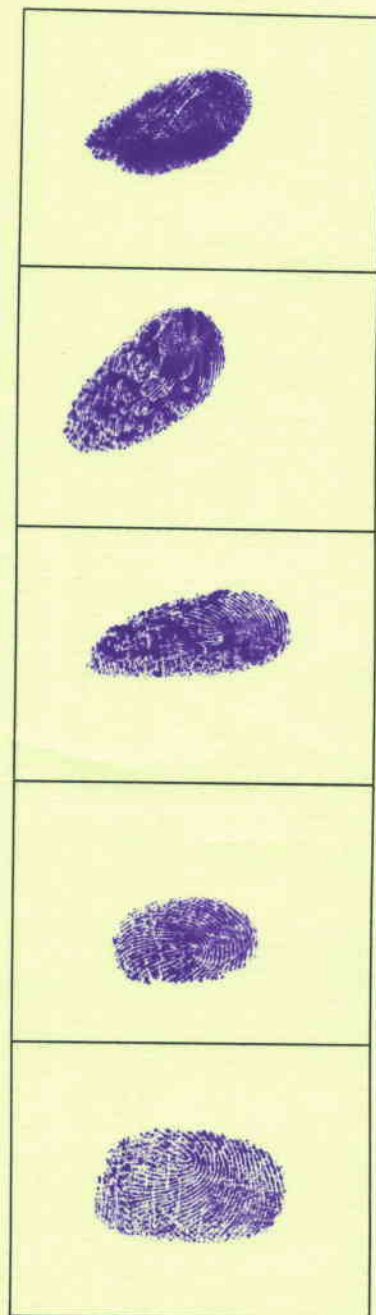
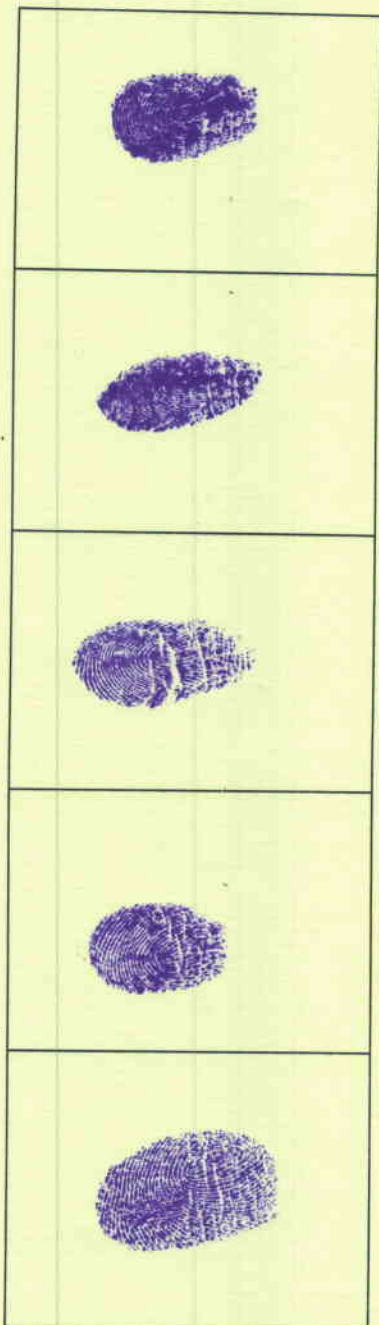
For SUN HOSPITALITY & SERVICE APARTMENTS PVT. LTD.

DIRECTOR



RIGHT HAND FINGER PRINTS

LEFT HAND FINGER PRINTS



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER **AK REALM LLP**. HEREIN REPRESENTED BY ITS DESIGNATED/ AUTHORISED SIGNATORY **MR. BINOY SHAILESH SHAH.**

For AK Realm LLP

Binoj Shah
Designated Partner

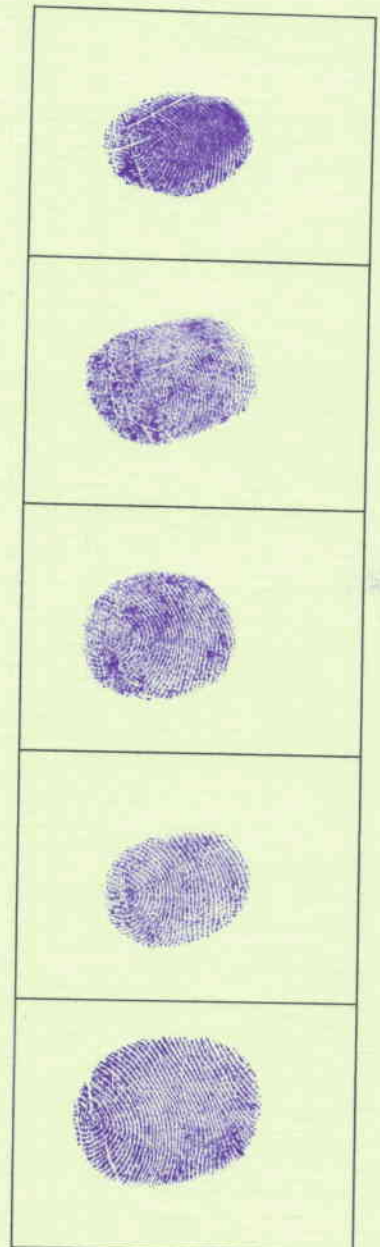
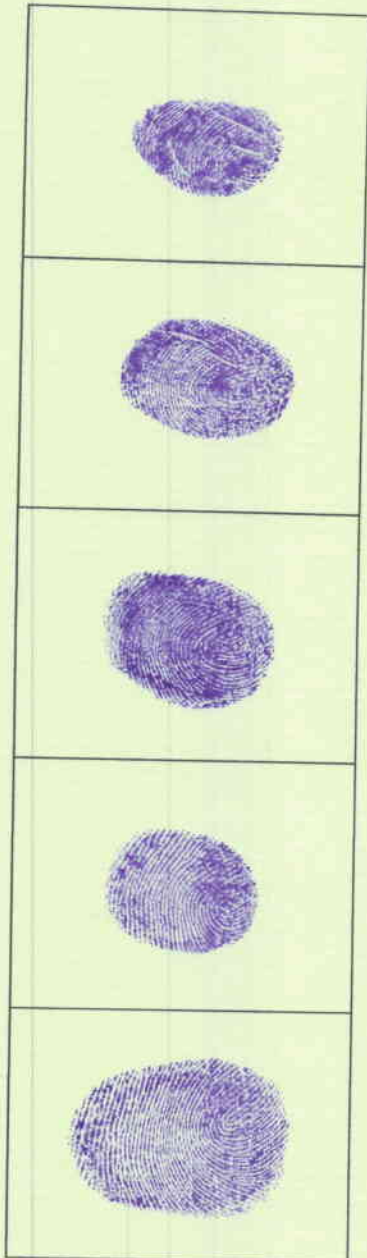


Binoj Shah

RIGHT HAND

FINGER PRINTS

LEFT HAND FINGER PRINTS



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER **AK REALM LLP**. HEREIN REPRESENTED BY ITS DESIGNATED/ AUTHORIZED SIGNATORY **MRS. HIMANI BINOY SHAH**.

For A K Realm LLP

Himani Shah

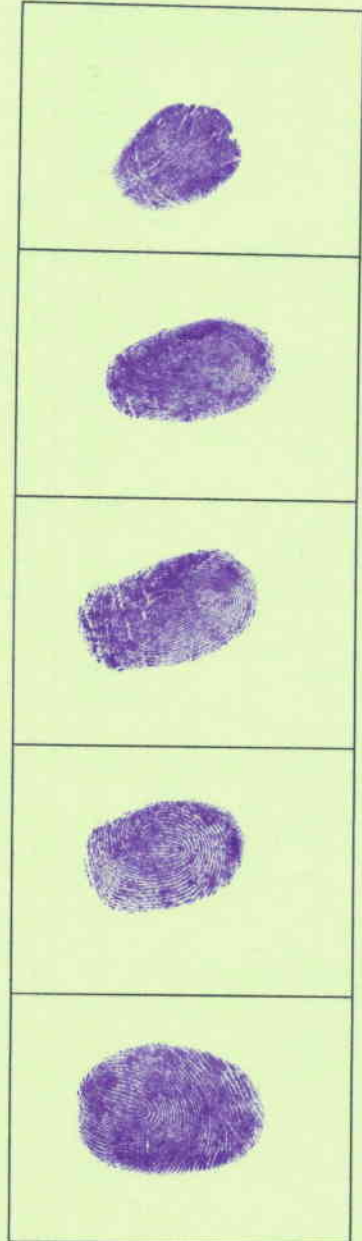
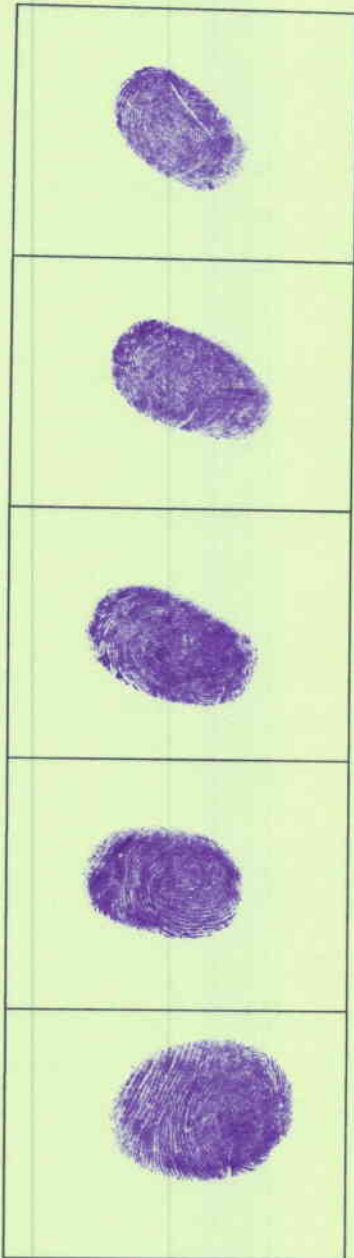
Designated Partner



RIGHT HAND

FINGER PRINTS

LEFT HAND FINGER PRINTS



IN THE PRESENCE OF:-

1. Name: Vishwanath P. Kavthankar

Address: Varpal- Mayem, Bicholim – Goa

Aadhar card no : 622398762197

Signature: _____

2. Name: Prakash C. Sheth

Address: C/52, Vasundhara CHS LTD, S.V.Road, Opp. Mulji Nagar,

Borivali West, Mumbai, Maharashtra 400092

Aadhar card no : 249660953103

X Signature: _____



FOR SUN HOSPITALITY & SERVICE APARTMENTS PVT LTD

DIRECTOR

For A K Realm LLP

Designated Partner

For A K Realm LLP

Designated Partner



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 25-Aug-2022 04:36:56 pm

Document Serial Number :- 2022-BRZ-3835

Presented at 04:23:56 pm on 25-Aug-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3604500
2	Registration Fee	2403000
3	Tatkal appointment fee	10000
4	Mutation Fees	2500
5	Processing Fee	3320
Total		6023320

Stamp Duty Required :3604500/-







Stamp Duty Paid : 3605000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Bakulesh Anantrai Parekh ,Father Name:Anantrai Parekh,Age: 60, Marital Status: ,Gender:Male,Occupation: Business, Address1 502 Kamalkunj Arya Vidhyamandiri Marg Opp Kaifi Azmi Garden JVPD Scheme Mumbai Maharashtra 400049, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanket Prakash Sheth Director Of SUN HOSPITALITY AND SERVICE APARTMENTS PVT LTD , Father Name:Prakash C Sheth, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, 905 906 Rustomji Adarsh Excellency Off Marve Road Malad West Mumbai 400064, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Bakulesh Anantrai Parekh , Father Name:Anantrai Parekh, Age: 60, Marital Status: ,Gender:Male,Occupation: Business, 502 Kamalkunj Arya Vidhyamandiri Marg Opp Kaifi Azmi Garden JVPD Scheme Mumbai Maharashtra 400049, PAN No.: [REDACTED] , as Power Of Attorney Holder for Himani Binoy Shah Designated Partner Of AK Realm LLP			
3	Bakulesh Anantrai Parekh , Father Name:Anantrai Parekh, Age: 60, Marital Status: ,Gender:Male,Occupation: Business, 502 Kamalkunj Arya Vidhyamandiri Marg Opp Kaifi Azmi Garden JVPD Scheme Mumbai Maharashtra 400049, PAN No.: [REDACTED] , as Power Of Attorney Holder for Binoy Shailesh Shah Designated Partner Of AK Realm LLP			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vishwanath Prabhakar Kavthankar, Age: 61, DOB: 1960-09-13 , Mobile: 8806162906 , Email: , Occupation: Business , Marital status : Married , Address: 403504, 657 Varpal Near Sushen Mandir Mayem Bicholim North Goa, 657 Varpal Near Sushen Mandir Mayem Bicholim North Goa, Maem, Bicholim, NorthGoa, Goa			
2	Name: Tabitha Liza Tayag Souto, Age: 24, DOB: , Mobile: 8975624402 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403521, Flat No BSF-56 Composite Housing Board Near Shifa Medical Stores Alto Porvorim Bardez Goa, Flat No BSF-56 Composite Housing Board Near Shifa Medical Stores Alto Porvorim Bardez Goa, Penha-de-franca, Bardez, NorthGoa, Goa			




Sub Registrar

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